152.0	0007	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,500 /	693,500
					USE VALUE:	693,500 /	693,500
					ASSESSED:	693,500 /	693,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLIGAN JOHN L				
Owner 2:					
Owner 3:					
Street 1:	27 HAWTHORNE AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	GALLIGAN MARY E -
Owner 2:	-
Street 1:	27 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1284 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5681.000	221,200		472,300	693,500
Total Card	0.130	221,200		472,300	693,500
Total Parcel	0.130	221,200		472,300	693,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.11 | /Parcel: 540.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100928

GIS Ref

GIS Ref

Insp Date 05/17/18

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,200	0	5,681.	472,300	693,500		Year end	12/23/2021
2021	101	FV	214,500	0	5,681.	472,300	686,800		Year End Roll	12/10/2020
2020	101	FV	214,500	0	5,681.	472,300	686,800	686,800	Year End Roll	12/18/2019
2019	101	FV	184,200	0	5,681.	442,800	627,000	627,000	Year End Roll	1/3/2019
2018	101	FV	190,300	0	5,681.	366,100	556,400	556,400	Year End Roll	12/20/2017
2017	101	FV	190,300	0	5,681.	336,500	526,800	526,800	Year End Roll	1/3/2017
2016	101	FV	190,300	0	5,681.	307,000	497,300	497,300	Year End	1/4/2016
2015	101	FV	179,600	0	5,681.	301,100	480,700	480,700	Year End Roll	12/11/2014

!11931!

PRINT

Date	Time
12/30/21	13:26:04

LAST REV

Date	Time
06/03/20	10:03:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLIGAN MARY E	74724-236	1	5/21/2020	Convenience	1	No	No		
	9195-59		1/1/1901	Family		No	No		Francis L Galligan dod 1/11/2013

USER DEFINED

Prior Id # 1:	100928
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Inspected	CC	Chris C
5/1/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Meas/Inspect	163	PATRIOT
11/19/1999	Meas/Inspect	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5681		Sq. Ft.	Site		0	80.	1.04	9									472,346						472,300	

Total AC/HA:	0.13042	Total SF/SM:	5681	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	472,346	Spl Credit		Total:	472,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	172.008
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320538
Depreciation:	99367
Depreciated Total:	221172

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

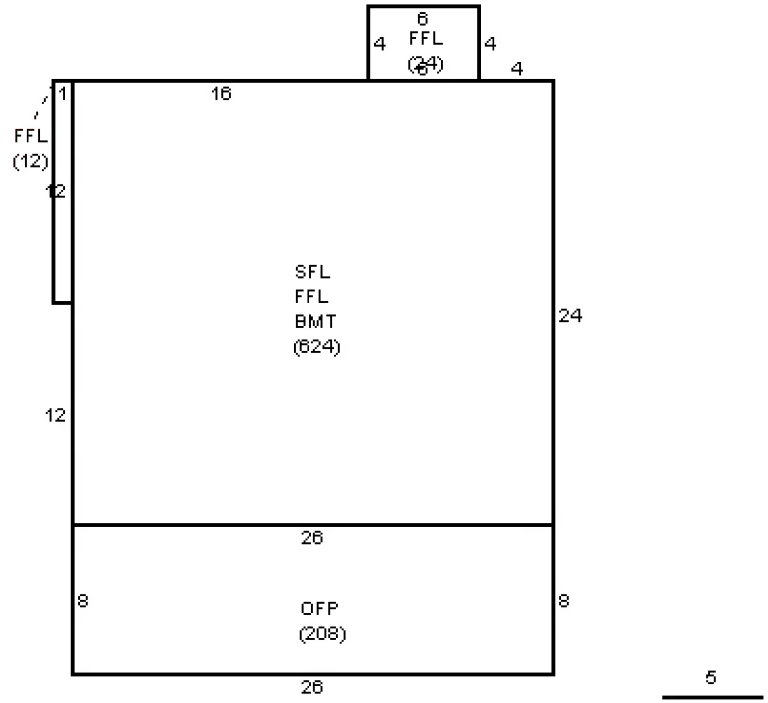
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.01
Special Features:	0	Val/Su Net:	104.54
Final Total:	221200	Val/Su SzAd	172.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	172.010	113,525
BMT	Basement	624	51.600	32,200
SFL	Second Floor	624	172.010	107,333
OFP	Open Porch	208	23.950	4,981

Net Sketched Area:	2,116			Total:	258,039
Size Ad	1284	Gross Area	2116	FinArea	1284

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

152.0-0007-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---